

FOR LEASE OR SALE

490-492 ROUTE 46, FAIRFIELD, NEW JERSEY



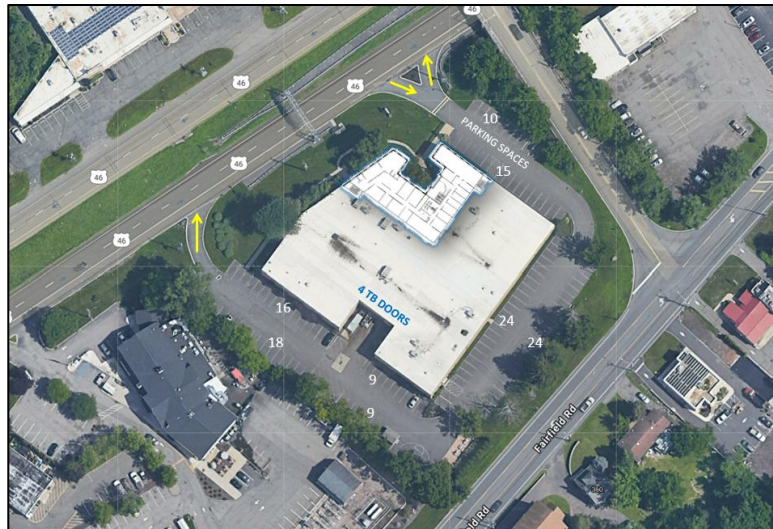
For additional information,
pricing or inspections please
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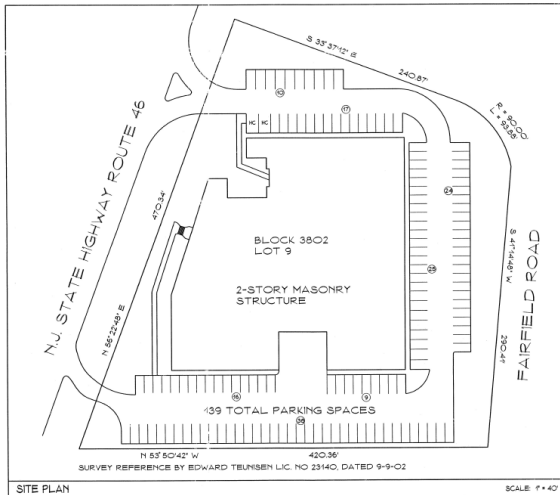
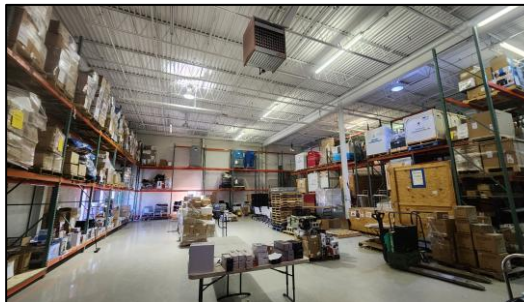
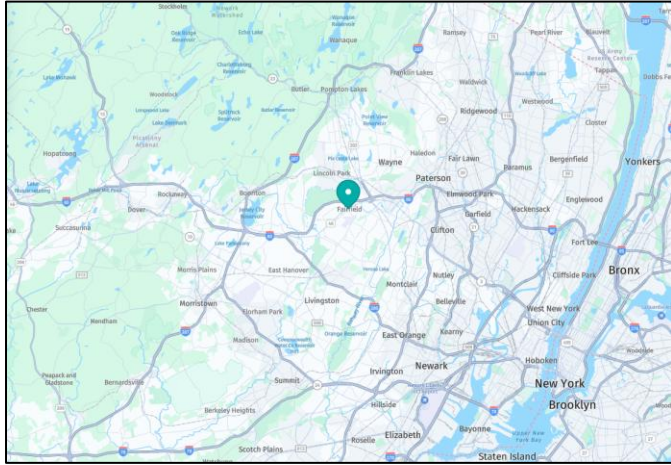


- Total: +/- 62,025 SF, on 3.19 Acres
- Office/Showroom: +/- 18,923 SF, 2 Story
- Warehouse: +/- 29,294 SF
- Media Production Studio: +/- 13,807 SF
- Block: 3802, Lot: 19
- Ceiling Height: 23' 6" Clear
- Columns: 40' X 40'
- Real Estate Taxes: \$2.64 PSF (2024/25)
- Zoning: H-D Special Highway Development Zone, Permits Warehouse, Wholesale Supply, Retail, Personal/Business Service, Office, Recreation, Studios, etc.
- Parking: 125 Spaces
- Loading: 4 TB Dock Doors (1 w/Leveler)
- Power: 1,200 Amps, 277/480 Volts & 800 Amps, 120/208 Volts, 3 Phase
- Broadband: Comcast
- Muni Water, Two Bridges Sewer, PSEG Gas & Electric
- Fully Wet Sprinklered
- Built 1981
- NJ Transit bus stops on site and across Rt. 46
- Highway location on Route 46 E. in close proximity to I-80 & 287, Routes 23, 3, 10, 202, 280, GSP, NJTPK, Banks, Restaurants, Day Care, Hotels, Shopping, Ports & Airports

The information contained herein was obtained from sources believed reliable; however, Commercial Property Agents, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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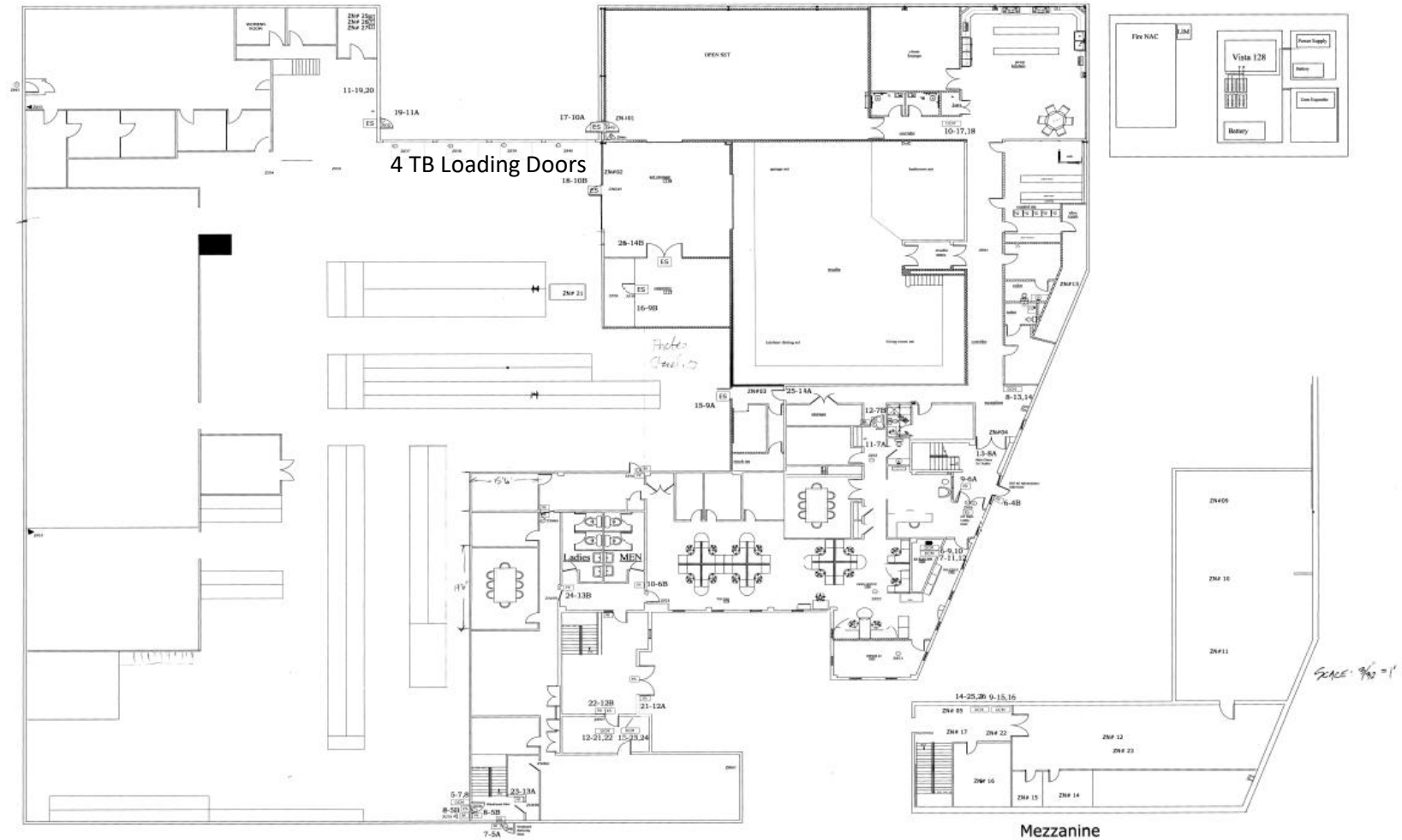
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